



CITY OF
HAYWARD
HEART OF THE BAY

**Hill Avenue Homes
December 16, 2014
City Council Meeting**

Linda Ajello, AICP, Associate Planner
Planning Division
Development Services Department



Hill Avenue Homes

Location



HAYWARD



Hill Avenue Homes

Site Photos



HAYWARD



Preliminary Landscape Plan



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Proposed Elevations



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Proposed Elevations



Type A Front Elevation
1/8" = 1'-0"



② Type A Hill Avenue Elevation
1/8" = 1'-0"



Type A Rear Elevation
1/8" = 1'-0"



④ Type A Side Elevation
1/8" = 1'-0"

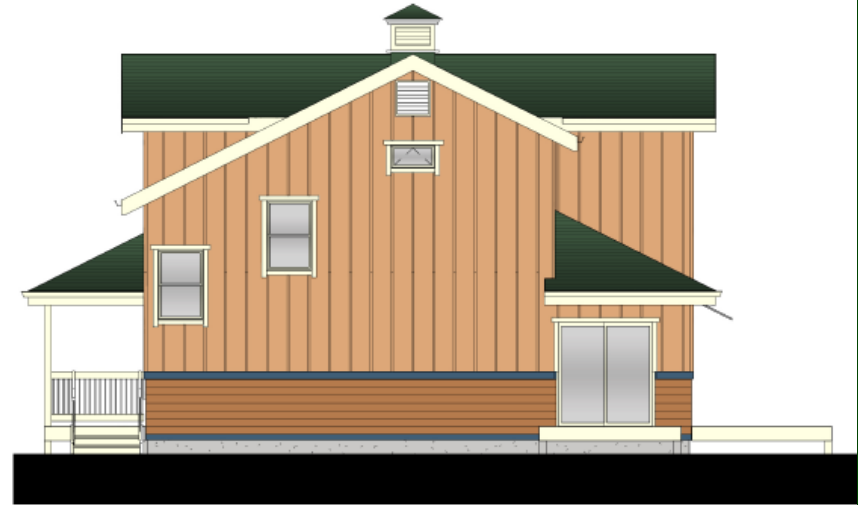


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Proposed Elevations



① Type B Front Elevation



② Type B Stair Side Elevation



Type B Rear Elevation
1/8" = 1'-0"



④ Type B Porch Side Elevation
1/8" = 1'-0"

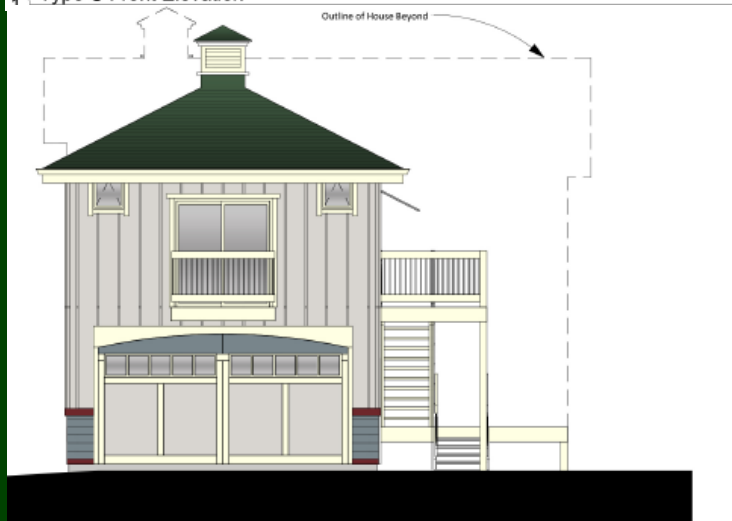




1 Type C Front Elevation



2 Type C Right Side Elevation



C Garage Elevation



4 Type C Left Side Elevation



Central Covered Garages and Community Room

Open Space

Total Proposed – 17,700 sf (10,400 sf is group OS)

Minimum Required – 8,400 sf (2,400 sf in group OS)

Parking

Total Proposed - 58 spaces (48 in garages; 10 uncovered)

Minimum Required - 76 spaces (48 covered; 28 uncovered)

Parking Reduction:

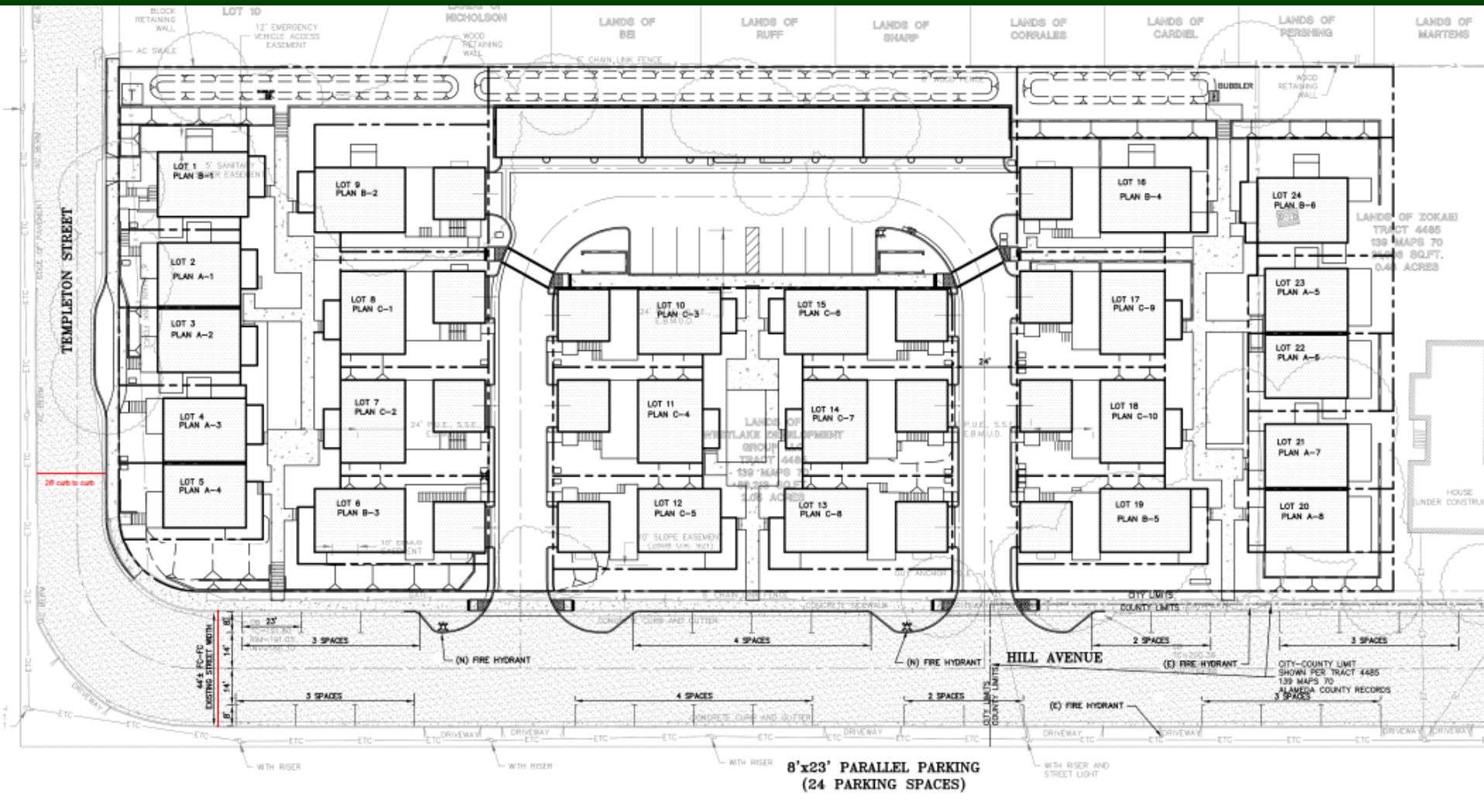
- Consistency with other projects
- Significant amount of open space
- 1.6 miles from the Hayward BART Station
- ~700 feet from AC Transit Line 32
- Bicycle parking credit (4:1)

Hill Avenue Homes

On-Street Parking Analysis

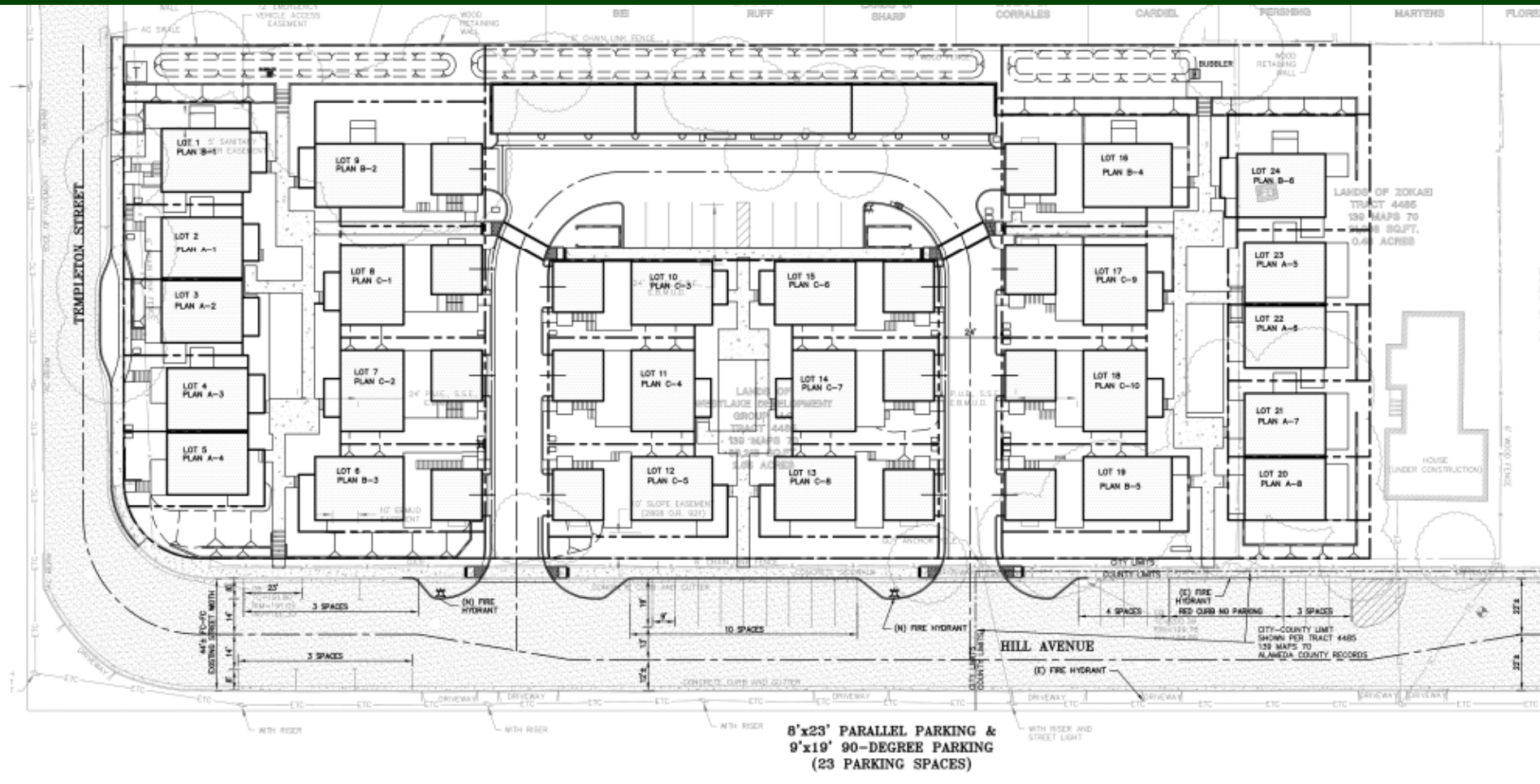


On-Street Parking Analysis



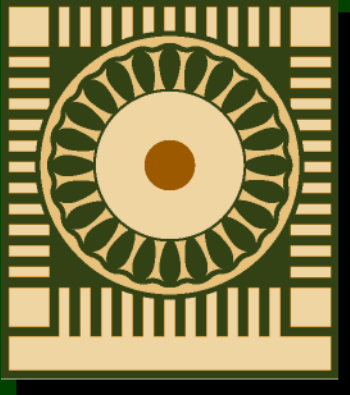
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On-Street Parking Analysis



Planning Commission and Staff Recommend that
City Council:

1. Adopts the Resolution Approving the Project with Associated Findings and Conditions of Approval; and
2. Introduces the Ordinance related to the Zone Change Application.



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